

Regular Meeting
Zoning Board Meeting
10/12/23

Chairman Saioni called the meeting of the Middle Township Zoning Board to order at 6:00 p.m. He stated that notice had been given to the Gazette-Leader, Press of Atlantic City and Herald Times and posted on the bulletin board of the Middle Township Building stating the time and place of the following meeting, as required in the P.L. 1975, Chapter 231 of the State of New Jersey.

ROLL CALL

Members Present

Mark Saioni, Chairman
TJ Repici, Jr.
Chris Brown
William Crowther
Camille Fitzmartin
Alicia Markle

Members Absent

Mike DiPalantino
Melanie Collette, Alt

Attorney Present

Robert Belasco

Alternates Present

Kim Banks

Engineer Present

Vincent C. Orlando, PE, PP

Secretary Present

Rachel Shepherd

HEARING

232341

Applicant's Name: FULFORD, JOE & LINDA

Subject Property: 415 DIAS CREEK RD

Block and Lots: Bl: 166 Lots: 43

- APPLICATION BEING MOVED TO 11/9/23 MEETING.

HEARING
#212306

Applicant's Name: TOMES, DAVID

Subject Property: 402 CEDAR AVE

Block and Lots: Bl:989 Lots: 1

Mr. Sandman, Esq spoke on behalf of the applicant and explained the nature of the application. Received traffic permit from Turnpike Authority.

Vincent C. Orlando, PE, Engineering Design Associates, went over the engineers' report.

Public Comment: None

Chairman Saioni closed the hearing to the Applicant and the public.

VOTE: 250-407(E) Bulk- front yard setback

Moved: T. Repici Jr. **Seconded:** C. Brown

T. Repici Jr.	YES
C. Brown	YES
W. Crowther	YES
A. Markle	YES
C.Fitzmartin	YES
Chairman Saioni	YES

VOTE: 250-407(E) Bulk- side yard setback

Moved: T. Repici Jr. **Seconded:** C. Brown

T. Repici Jr.	YES
C. Brown	YES
W. Crowther	YES
A. Markle	YES
C.Fitzmartin	YES
Chairman Saioni	YES

VOTE: 250-407(E) Bulk- total side yard setback

Moved: T. Repici Jr.	Seconded: C. Brown
T. Repici Jr.	YES
C. Brown	YES
W. Crowther	YES
A. Markle	YES
C.Fitzmartin	YES
Chairman Saioni	YES

VOTE: 250-407(E) Bulk- building coverage

Moved: T. Repici Jr.	Seconded: C. Brown
T. Repici Jr.	YES
C. Brown	YES
W. Crowther	YES
A. Markle	YES
C.Fitzmartin	YES
Chairman Saioni	YES

VOTE: 250-407(E) Bulk- impervious coverage

Moved: T. Repici Jr.	Seconded: C. Brown
T. Repici Jr.	YES
C. Brown	YES
W. Crowther	YES
A. Markle	YES
C.Fitzmartin	YES
Chairman Saioni	YES

VOTE: 250-407(E) Bulk- accessory use, side yard setback

Moved: T. Repici Jr.	Seconded: C. Brown
T. Repici Jr.	YES
C. Brown	YES
W. Crowther	YES
A. Markle	YES
C.Fitzmartin	YES
Chairman Saioni	YES

VOTE: 250-407(E) Bulk- Accessory use, rear yard setback

Moved: T. Repici Jr. **Seconded:** C. Brown

T. Repici Jr.	YES
C. Brown	YES
W. Crowther	YES
A. Markle	YES
C.Fitzmartin	YES
Chairman Saioni	YES

VOTE: Waiver A- traffic study, Waiver B- environmental impact statement, Waiver C- community impact statement

Moved: T. Repici Jr. **Seconded:** C. Brown

T. Repici Jr.	YES
C. Brown	YES
W. Crowther	YES
A. Markle	YES
C.Fitzmartin	YES
Chairman Saioni	YES

HEARING

#221111F

Applicant's Name: BGJ1 LLC

Subject Property: 401 RIO GRANDE AVE

Block and Lots: Bl: 1523 Lots: 9

Andrew Catanese, Esq spoke on behalf of the applicant and explained the nature of the application. Made revisions to the plan per EDA review letter. Would like to do soil borings right before construction starts. All drainage improvements done under phase 1.

The following individuals were sworn in and testified on behalf of the Applicant:

1. Rami Nassar, PE

Vincent C. Orlando, PE, Engineering Design Associates, went over the engineers' report.

Public Comment: None

Chairman closed the hearing to the Applicant and the public.

VOTE: Final site plan

Moved: T. Repici Jr **Seconded:** C. Brown

T. Repici Jr.	YES
C. Brown	YES
W. Crowther	YES
C.Fitzmartin	YES
Chairman Saioni	YES

HEARING

#222325

Applicant's Name: FRENCH, HARRY B JR

Subject Property: 542 AVALON BLVD

Block and Lots: Bl: 17 Lots: 43

Andrew Catanese, Esq spoke on behalf of the applicant and explained the nature of the application. Gave overview of revisions to plan

The following individuals were sworn in and testified on behalf of the Applicant:

1. William Haryslak, PA
2. Harry French, owner

William Haryslak gave testimony on revisions, eliminate side yard setback variance; modified design of 3rd floor; reduced 3rd floor area.

Vincent C. Orlando, PE, Engineering Design Associates, went over the engineers' report.

Public Comment: None

Chairman Saioni closed the hearing to the Applicant and the public.

VOTE: 250-402(E) Bulk- front yard setback

Moved: T. Repici Jr **Seconded:** C. Brown

T. Repici Jr.	YES
C. Brown	YES
W. Crowther	YES
A. Markle	YES
C.Fitzmartin	YES
Chairman Saioni	YES

VOTE: 250-402(E) Bulk- building heights, stories (3 stories)

Moved: T. Repici Jr. **Seconded:** C. Brown

T. Repici Jr.	YES
C. Brown	YES
W. Crowther	YES
A. Markle	YES
C.Fitzmartin	YES
Chairman Saioni	YES

VOTE: Waiver A- traffic study, Waiver B, environmental impact statement, Waiver C- community impact statement

Moved: T. Repici Jr. **Seconded:** C. Brown

T. Repici Jr.	YES
C. Brown	YES
W. Crowther	YES
A. Markle	YES
C.Fitzmartin	YES
Chairman Saioni	YES

VOTE: 250-402(E) Bulk Building height

Moved: T. Repici Jr. **Seconded:** C. Brown

T. Repici Jr.	YES
C. Brown	YES
W. Crowther	YES
A. Markle	YES
C.Fitzmartin	YES
Chairman Saioni	YES

VOTE: Pitch of roof less than 5/12 pitch

Moved: T. Repici Jr. **Seconded:** C. Brown

T. Repici Jr.	YES
C. Brown	YES
W. Crowther	YES
A. Markle	YES
C.Fitzmartin	YES
Chairman Saioni	YES

HEARING

222308

Applicant's Name: KEENAN OSBORNE III

Subject Property: 54 RTE 47 S

Block and Lots: Bl: 163.01 Lots: 275

- Chris Brown stepped down

Lindsay Newcomb, Esq spoke on behalf of the applicant and explained the nature of the application. Continued testimony from previous meeting

The following individuals were sworn in and testified on behalf of the Applicant:

1. Brian Murphy, PE
2. Joseph J. Adamson, PP
3. John Keenan Osborne, owner

The following exhibits were shared:

A-3, color rendering/ Conestoga plans (3 pages)

Brian Murphy gave testimony that all boat repair will be inside the building.

Joseph Adamson gave testimony on the landscape plan.

John Keenan Osborne spoke to no personal storage at the building.

Vincent C. Orlando, PE, Engineering Design Associates, went over the engineers' report.

Public Comment:

Lisa Hardy, Esq – objector attorney; concerns with hours. Would like garage doors closed during repairs. Concerns with gas in boats that are being stored.

Chairman Saioni closed the hearing to the Applicant and the public.

VOTE: 250-401(B)- Permitted use in B Zone

Moved: T. Repici Jr.

Seconded: W. Crowther

T. Repici Jr.	YES
W. Crowther	YES
A. Markle	YES
C.Fitzmartin	YES
Chairman Saioni	YES

VOTE: Waiver A- traffic study, Waiver B- Curb in off street parking

Moved: T. Repici Jr. **Seconded:** W. Crowther

T. Repici Jr.	YES
C. Brown	YES
W. Crowther	YES
A. Markle	YES
C.Fitzmartin	YES
Chairman Saioni	YES

VOTE: Waiver C- paved off street parking

Moved: T. Repici Jr. **Seconded:** W. Crowther

T. Repici Jr.	YES
W. Crowther	YES
A. Markle	YES
C.Fitzmartin	YES
Chairman Saioni	YES

VOTE: Waiver D- from providing 25' drive aisle, Waiver E-use of a 12" drainage pipe, Waiver F- 14' driveway

Moved: T. Repici Jr. **Seconded:** W. Crowther

T. Repici Jr.	YES
W. Crowther	YES
A. Markle	YES
C.Fitzmartin	YES
Chairman Saioni	YES

HEARING

232329

Applicant's Name: WETLANDS INSTITUTE INC

Subject Property: 1540 Rte 9 N

Block and Lots: Bl: 114 Lots: 19

Mr. Wells, Esq spoke on behalf of the applicant and explained the nature of the application

The following individuals were sworn in and testified on behalf of the Applicant:

1. Dr. Lenore Tedesco, wetlands institute executive director
2. Lance Landgraf Jr, PP

The following exhibits were shared:

A-1: witness/exhibit list

A-2: list of variances/waiver

A-3: aerial of site

A-4: proposed floor plans

A-5: site overview

Dr. Lenore Tedesco gave testimony on Wetlands Institute and site. Residence for employees only (seasonal) 1st floor office space, 2nd floor – 3 bedrooms. No outdoor storage.

Lance Landgraf Jr gave testimony on use; positive/negative criteria

Public Comment:

None

Chairman Saioni closed the hearing to the Applicant and the public.

VOTE: 250-412 (B) Use- D variance

Moved: T. Repici Jr.

Seconded: C. Brown

T. Repici Jr.	YES
C.Brown	YES
W. Crowther	YES
A. Markle	YES
C.Fitzmartin	YES
Chairman Saioni	YES

VOTE: 250-412(E) Bulk- existing lot width

Moved: T. Repici Jr.

Seconded: C. Brown

T. Repici Jr.	YES
C.Brown	YES
W. Crowther	YES
A. Markle	YES
C.Fitzmartin	YES
Chairman Saioni	YES

VOTE: 250-401E Bulk lot frontage

Moved: M. DiPalantino

Seconded: T. Repici Jr.

M. DiPalantino	YES
T. Repici Jr.	YES
C. Brown	YES
A. Markle	YES
C.Fitzmartin	YES
M.Collette	YES
Chairman Saioni	YES

VOTE: Waiver A- site plan waiver, Waiver B- from providing curb around parking area, Waiver C- traffic study, Waiver D- environmental impact study & report, Waiver E- community impact statement

Moved: T. Repici Jr.

Seconded: C. Brown

T. Repici Jr.	YES
C.Brown	YES
W. Crowther	YES
A. Markle	YES
C.Fitzmartin	YES
Chairman Saioni	YES

OLD BUSINESS

Memorialize Resolution #212309EXT- PLAZA AT CAPE MAY COURT HOUSE LLC

Upon a motion by T. Repici Jr seconded by C.Fitzmartin that the resolution be adopted. The motion carried unanimously by the following vote: T. Repici Jr.- Yes; A. Markle- Yes, C. Fitzmartin – Yes; M. Saioni- Yes

Memorialize Resolution #232336, JOE S FULFORD

Upon a motion by T. Repici Jr seconded by C. Fitzmartin that the resolution be adopted. The motion carried unanimously by the following vote: T. Repici Jr.- Yes; C. Brown-Yes; A. Markle- Yes, C. Fitzmartin – Yes; M. Saioni- Yes

Memorialize Resolution #222329, STERLING, RICHARD

Upon a motion by T. Repici Jr seconded by A. Markle that the resolution be adopted. The motion carried unanimously by the following vote: T. Repici Jr.- Yes; C. Brown-Yes; A. Markle- Yes, C. Fitzmartin – Yes; M. Saioni- Yes

Memorialize Resolution #232326, WEILER, STAVEN & PAULA L

Upon a motion by T. Repici Jr seconded by C. Fitzmartin that the resolution be adopted. The motion carried unanimously by the following vote: T. Repici Jr.- Yes; C. Brown-Yes; A. Markle- Yes, C. Fitzmartin – Yes; M. Saioni- Yes

Memorialize Resolution #232333, USA POOLS LLC

Upon a motion by T. Repici Jr seconded by C. Fitzmartin that the resolution be adopted. The motion carried unanimously by the following vote: T. Repici Jr.- Yes; A. Markle- Yes, C. Fitzmartin – Yes; M. Saioni- Yes

The next regularly scheduled meeting will be on 11/09/2023

With there being no other business, the meeting was adjourned.